



COMMERCIAL REALTY SOLUTIONS

For Sale
Industrial Development
Land



Versatile Transport

Interstate 94

CLEARWATER

Industrial Development Land

Approximately 38 Acres

Address Unassigned Cty Rd 75 NW, Clearwater, MN 55320

Joseph Elam, Broker
320.282.8410
JElam@crs-mn.com



PROPERTY LOCATION

- * Excellent Visibility
- * High Traffic Counts
- * Easy Access
- * Flexible Zoning
- * Businesses in the Area:
 TL Diversified, Danco Transport, Tri-County Lumber,
 Interstate Automotive, Authority Fence & Deck
 Clearwater Truck Center and more...

TRAFFIC COUNTS - 2023

- * I-94 - 41,134 VPD
- * County Road 75 NW - 2,741 VPD



The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions disclaims all liabilities in connection with any inaccuracies or incompleteness. This marketing material is for the implicit use by Commercial Realty Solutions for the marketing of their listings and is not for use by other brokerage(s).

PROPERTY OVERVIEW

Sale Price
\$2.60/psf

Lot Size	Approx. 38 Acres (Variable Lot Sizes)
Wright County	PID 104-500-122-100 PID 104-500-013-400 (Portion)
2024 Taxes	TBD
Zoned	Industrial - 2015 Comp Plan
Storage	Outdoor Storage Allowed
Sites	Level
Other	Well & Septic



This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.